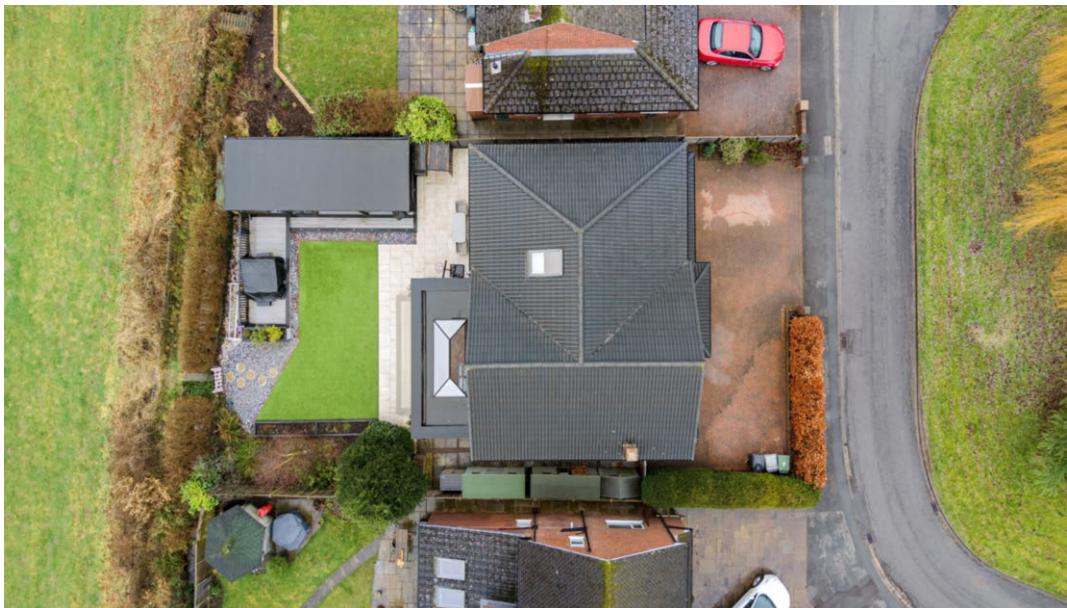




**GASCOIGNE  
HALMAN**

MALT KILN ROAD, PLUMLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



## MALT KILN ROAD, PLUMLEY, KNUTSFORD

Situated at the head of a small cul-de-sac overlooking an open green, this is an exceptional, fully refurbished detached family home occupying a prime position in the highly desirable village of Plumley. The location offers excellent transport links to Knutsford and the M6 for access to the city and beyond, while also enjoying stunning countryside views to the rear.

This truly unique property has undergone an extensive programme of renovation and now boasts high-quality fixtures and fittings throughout. The accommodation extends to approximately 2,894 sq ft of well-balanced living space. Upon entering, you are welcomed by a spacious entrance hall with a boot room, WC, and bespoke under-stairs wine storage. At the heart of the home is a superb, light-filled kitchen featuring a roof atrium and a range of high-end integrated appliances, which seamlessly flows into the dining area. There is also a separate living room, in addition to a utility room and internal access to the garage, which is currently configured as a gym.

To the first floor, the standard of finish continues with four well-proportioned double bedrooms. The principal suite benefits from a beautifully appointed en-suite bathroom enjoying far-reaching views over open fields, alongside a generous dressing area with extensive built-in wardrobes and a central island. The property further benefits from a converted loft space, currently utilised as a play/games room.

Externally, the landscaped garden is a standout feature, incorporating a porcelain patio and raised decked seating areas. Of particular note is the impressive outdoor home office/studio, which extends into a covered entertainment space currently equipped with a hot tub, projector, and pull-down screen. Ideal for year-round enjoyment.



#### DIRECTIONS

SAT NAV: WA16 0TS

#### LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

#### TENURE

Freehold.

The open green, we understand, is in the residents' shared ownership with a contribution for maintenance of £75pa.

#### SERVICES (NOT TESTED)

All mains connected services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: F

#### ENERGY PERFORMANCE RATING

D

#### TOTAL FLOOR AREA

2894 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 2894 sq.ft. (268.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## KNUTSFORD OFFICE

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